

097.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,034,300 / 1,034,300

APPRAISED:

USE VALUE:

ASSESSED:

1,034,300 / 1,034,300

1,034,300 / 1,034,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FROST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHALEN SCOTT M & GEORGIA H	
Owner 2:	
Owner 3:	
Street 1: 23 FROST ST	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: DIFRANCESCO JOHN E & VANDA -	
Owner 2: -	
Street 1: 23 FROST ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .327 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Brick Exterior and 3636 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14226	Sq. Ft.	Site			0	70.	0.60	4									592,742						592,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14226.000	441,600		592,700	1,034,300		63451
							GIS Ref
							GIS Ref
							Insp Date
							10/18/18



Patriot Properties Inc.  
USER DEFINED  
Prior Id # 1: 63451

PRINT  
Date 12/30/21 Time 06:24:55  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
Prior Id # 1:  
Prior Id # 2:  
Prior Id # 3:  
ASR Map:

Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

PREVIOUS ASSESSMENT								Parcel ID	097.0-0003-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,600	0	14,226.	592,700	1,034,300		Year end	12/23/2021
2021	101	FV	425,400	0	14,226.	592,700	1,018,100		Year End Roll	12/10/2020
2020	101	FV	425,100	0	14,226.	592,700	1,017,800	1,017,800	Year End Roll	12/18/2019
2019	101	FV	342,300	0	14,226.	592,700	935,000	935,000	Year End Roll	1/3/2019
2018	101	FV	342,300	0	14,226.	508,100	850,400	850,400	Year End Roll	12/20/2017
2017	101	FV	342,300	0	14,226.	474,200	816,500	816,500	Year End Roll	1/3/2017
2016	101	FV	342,300	0	14,226.	406,500	748,800	748,800	Year End	1/4/2016
2015	101	FV	364,100	0	14,226.	364,100	728,200	728,200	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
DIFRANCESCO JOH	63554-124		4/30/2014			710,000	No	No						
DARDENO RONALD	28515-106		4/30/1998			322,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/12/2014	1187	Redo Kit	23,000	9/12/2014	Kitchen remodel, c												10/18/2018	MEAS&NOTICE	BS	Barbara S			
5/1/2014	415	Window/S	17,000													6/17/2014	Info Fm Prmt	PC	PHIL C				
																6/3/2009	Meas/Inspect	189	PATRIOT				
																11/18/1999	Inspected	267	PATRIOT				
																11/8/1999	Mailer Sent						
																10/15/1999	Measured	264	PATRIOT				
																7/27/1991		JK					

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

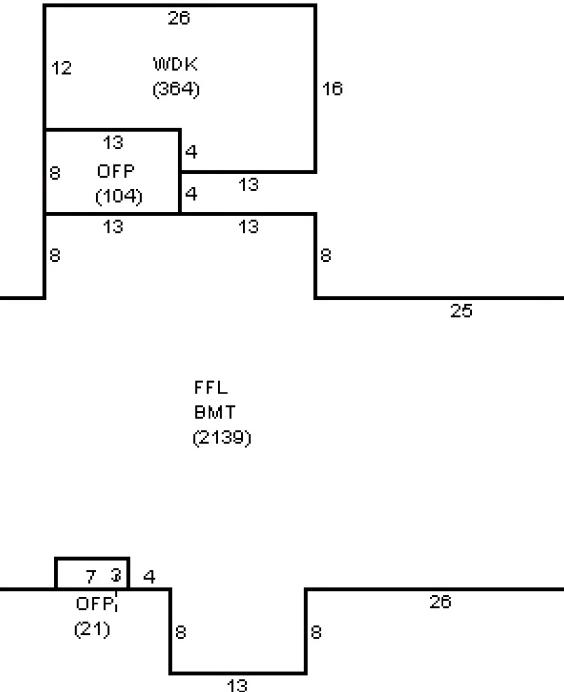
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:	3 - Aluminum	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	2	Rating: Average

**COMMENTS**

SCUTTLE HOLE.

**SKETCH****GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 26.4 %

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.14088356
Const Adj.:	1.03989589
Adj \$ / SQ:	118.640
Other Features:	124137
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599980
Depreciation:	158395
Depreciated Total:	441585

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:	1.00		Before Depr:	143.55
Special Features:	0		Val/Su Net:	92.64
Final Total:	441600		Val/Su SzAd	206.45

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 097.0-0003-0008.0

More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]

**IMAGE****AssessPro Patriot Properties, Inc**